

WALNUT BEACH CONDOMINIUM ASSOCIATION

Board of Directors Meeting

August 17, 2020

Zoom online meeting (due to COVID-19)

Present Online: Clare Farley, Co-President; Margaret Meisenhelder, Co-President; Lisa Greggos, Secretary; Don Sanchez, Treasurer; Judith Ruskin, Member at Large; John Hufcut of Evergreen Property Management

Unit Owners Present: Marty Lippman 77-C

After everyone was connected by Zoom, the Board meeting was called to order by Clare Farley at 7:01 PM.

All owners had been advised of the July and August Zoom meetings, due to COVID-19 closure of the Margaret Egan Center.

Comments by Unit Owners:

Marty Lippman 77-C Asked about the gentleman looking at the sidewalks near Bldg. 4. John replied that he and the Board met with the mason contractor to assess repair and replacement work. The board determined that necessary repairs will be prioritized and done in lieu of total replacement which is too costly at this time.

Marty also inquired if we were taking the tree down behind bldg. 4. Peg told him that is would be done in conjunction with three other trees behind Bea Ball's unit. The contractor will, also, remove shrubbery up to the corner of the Milford Apt. swimming pool.

He inquired about the tree hanging over the fence by the pool area. He was informed that that tree belongs to Milford Apts. and it is their responsibility to remove.

John asked that we ask if the contractor (Paradise Landscaping) could, also, consider removing the large stump at the end of the driveway at Bldg. 4. Peg will contact the contractor regarding that, also.

Work is tentatively scheduled next week. Paradise will get back to us on a start date.

Peg informed Marty that the fence by the stairs should also be done by the end of the week. Materials just arrived for building, but the type of lock has yet to be determined. The plan is to key it to match the beach gate. Tree removal and gate installation need to be co-ordinated.

Peg questioned the need for additional keys for new owners/tenants or those who might have lost theirs. John said if anyone a key to open the gates, they should request them from him. Clare will put a sign on the new gate indicating that lock will be installed soon, the beach key will match both locks, and to contact management if keys are needed.

The Board noted that if it had e-mail addresses, people could be contacted easily for keys or general information. The information sheet being sent with annual meeting documents should increase our email contacts list, so that we can contact people immediately, rather than call or send letters.

Minutes

Revision to July minutes:

A complaint was received from Pam Donnelley regarding the use of RoundUp in the courtyard by the landscaping crew. The landscaper was notified to stop immediately. The Board had previously requested that no toxic chemicals be used on lawn areas, but had agreed to allow it to be used on driveway cracks only, to prolong longevity. July minutes will be revised to reflect this omission.

- The July 2020 minutes were approved as is. (note change above)

Financial Review

- The July 2020 financial report had been sent to the Board prior to the meeting.
- There is \$9,153.90 in the checking account and \$22,869.41 in the money market reserve account for a total of \$32,023.31.
- Sale - Unit 87D sold on 7/24/20

Annual Meeting and Budget for 11/01/20 -10/31/21

- Attorney has prepared documents for annual meeting. Formats will be the same, will use regular nomination form, etc. However, all documents will be handled by mail. Since we cannot meet as a group, the board suggested a Zoom Q/A session for anyone with budget or other questions.
- Reviewed mailing dates and content
- Board has scheduled the annual budget work session – 8/24/20 at 10:00 AM via ZOOM. This is for the board only.

Scheduled Work

- Paradise Landscaping to finish storm clean-up behind Building 4 including removal for three small trees; and, removal of the remaining half of the storm-damaged tree by beach stairs. The area is taped off for safety until tree is removed.
- Beach Stair Gate installation
- Five gas line repairs being done 8/17/20 by Rick's Plumbing

Administrative

- In response to dog walking from both dog owners and non-dog owners as well as smoking complaints, the Board posted a reminder notice of existing Rules and Regulations on all bulletin boards.
- The Board continues to address complaints between a unit owner and tenant at 103. Issues have been addressed by the board and the condo attorney, who continue to work toward resolution. If necessary, further action will be taken consistent with condo Rules and Regulations.
- City work completion - Clare contacted Chris Saley (Public Works) to inquire about fence installation and driveway concerns.
- SCG planning work at the complex – no new updates

Capital Projects – Additional proposal coming in and will be summarized for Budget Prep. Meeting

Board to determine the fee increase and/or assessment needed for structural problems and deferred maintenance budget.

Walnut Beach Maintenance Report August 2020 **Maintenance Done**

101 main sewer line cleared for 101-B and D
77-D hot water shutoff valve under vanity replaced

Maintenance in Progress

109-A window leak – update
85-D window issue – update
105-C switch plate condensation at slider wall – update
73 entrance door – sidelight panel - broken window – Tempered glass – Will need glass company
Building light between 105 and 107
Shutter at 77 rear – contractor error
Miscellaneous storm damage repairs pending

Maintenance to be scheduled

75-B unit door adjustment – issue with unit owner
Furnace room doors – To be given to WMC – 87-B, 107-A, 109-B
77-C – Separation between wall and ceiling in kitchen; uneven floor

Maintenance that should be scheduled

Unit 101-D – Liebell siding on deck
Monitor trees from effects of storm
Decks – 81-D and 83-D
83-D windows
Lawn renovation in the Fall

Website reminder to all:

Our Website is wbcamilford.com; user name is wbca; password is 73109ebway

The Meeting was adjourned at 7:44 PM.
Respectfully submitted,
Lisa Greggos, Secretary